

FOX CREEK ESTATES PLAT 9

FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

- 30' FRONT YARD SETBACK;
- 30' REAR SIDE YARD SETBACK;
- 15' SIDE YARD SETBACK
(TOTAL=15', MIN. SIDE=7')

DATE OF SURVEY:

JULY 5, 2017

OWNER/DEVELOPER:

TCB INVESTMENTS, LLC
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325

WAUKEE LOTS, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

PROPERTY DESCRIPTION:

PARCEL '17-179' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2017, PAGE 8443 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF PARCEL '17-4' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 1983 IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°32'02" EAST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 619.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-4' AND THE POINT OF BEGINNING; THENCE NORTH 30°55'55" EAST ALONG THE WESTERLY LINE OF SAID PARCEL '17-4', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID WESTERLY LINE, 216.74 FEET; THENCE NORTH 42°28'06" EAST ALONG SAID WESTERLY LINE, 53.85 FEET; THENCE SOUTH 48°21'36" EAST, 223.27 FEET; THENCE SOUTH 41°38'24" WEST, 29.52 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 7.87 FEET AND WHOSE CHORD BEARS SOUTH 41°24'27" WEST, 7.87 FEET; THENCE SOUTH 48°52'08" EAST, 133.94 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 38°18'05" WEST ALONG THE EASTERLY LINE OF SAID PARCEL '17-179', A DISTANCE OF 234.89 FEET; THENCE SOUTH 33°31'07" WEST ALONG SAID EASTERLY LINE, 63.58 FEET; THENCE SOUTH 9°27'12" WEST ALONG SAID EASTERLY LINE, 79.68 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', CORRECTED FOX CREEK ESTATES PLAT 6, AN OFFICIAL PLAT; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 25.66 FEET, AND WHOSE CHORD BEARS NORTH 79°15'25" WEST, 25.66 FEET; THENCE SOUTH 12°01'57" WEST ALONG SAID EASTERLY LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 26, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°00'56" WEST ALONG SAID EASTERLY LINE, 265.74 FEET TO THE NORTHWEST CORNER OF LOT 29, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°28'48" WEST ALONG SAID EASTERLY LINE, 77.00 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 7°01'33" WEST ALONG SAID EASTERLY LINE, 155.17 FEET TO THE NORTHWEST CORNER OF LOT 32, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 10°16'27" WEST ALONG SAID EASTERLY LINE, 78.25 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 24°01'52" WEST ALONG SAID EASTERLY LINE, 84.31 FEET TO THE NORTHWEST CORNER OF LOT 34, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 17°32'11" WEST ALONG SAID EASTERLY LINE, 146.61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 89°33'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-179', 140.26 FEET TO THE NORTHWEST CORNER OF LOT 41, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°35'15" WEST ALONG SAID SOUTH LINE, 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.92 FEET, AND WHOSE CHORD BEARS SOUTH 0°15'17" WEST, 2.92 FEET TO THE NORTHEAST CORNER OF LOT 50, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°20'53" WEST ALONG SAID SOUTH LINE, 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-179'; THENCE NORTH 4°01'49" EAST ALONG THE WEST LINE OF SAID PARCEL '17-179', A DISTANCE OF 88.03 FEET; THENCE NORTH 11°40'34" EAST ALONG SAID WEST LINE, 87.99 FEET; THENCE NORTH 19°11'42" EAST ALONG SAID WEST LINE, 85.76 FEET; THENCE NORTH 22°20'39" EAST ALONG SAID WEST LINE, 74.91 FEET; THENCE NORTH 19°07'49" EAST ALONG SAID WEST LINE, 66.45 FEET; THENCE NORTH 8°48'17" EAST ALONG SAID WEST LINE, 59.86 FEET; THENCE NORTH 0°50'14" EAST ALONG SAID WEST LINE, 50.46 FEET; THENCE NORTH 0°00'55" EAST ALONG SAID WEST LINE, 661.27 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 89°32'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-4', A DISTANCE OF 39.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.01 ACRES (523,327 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°34'46"	570.00'	25.66'	N79°15'25"W	25.66'	C26	13°31'25"	570.00'	134.54'	S73°47'06"E	134.23'
C2	0°18'56"	530.00'	2.92'	S01°15'17"W	2.92'	C27	82°30'04"	25.00'	36.00'	S20°23'21"E	32.97'
C3	0°27'53"	970.00'	7.87'	S41°24'27"W	7.87'	C28	8°29'08"	570.00'	84.42'	S25°06'15"W	84.34'
C4	21°55'53"	500.00'	191.39'	N11°22'42"E	190.22'	C29	8°31'03"	570.00'	84.74'	S33°36'21"W	84.66'
C5	22°19'44"	500.00'	194.86'	N11°10'47"E	193.63'	C30	0°26'13"	570.00'	4.35'	S38°04'59"W	4.35'
C6	15°44'29"	600.00'	164.84'	S75°3'09"W	164.33'	C31	2°52'25"	970.00'	48.65'	S39°44'18"W	48.64'
C7	38°17'11"	600.00'	400.93'	N19°09'30"E	393.52'	C32	0°27'53"	1030.00'	8.36'	N41°24'27"E	8.36'
C8	22°32'42"	600.00'	236.09'	S27°01'44"W	234.57'	C33	2°20'38"	1030.00'	42.14'	N40°00'11"E	42.13'
C9	3°20'18"	1000.00'	58.27'	N39°58'15"E	58.26'	C34	0°31'47"	1030.00'	9.52'	N38°33'59"E	9.52'
C10	23°53'37"	500.00'	208.51'	S78°02'17"E	207.00'	C35	3°49'01"	630.00'	41.97'	N36°23'35"E	41.96'
C11	20°04'39"	500.00'	175.21'	S79°56'46"E	174.31'	C36	6°56'57"	630.00'	76.41'	N31°00'36"E	76.36'
C12	3°48'59"	500.00'	33.30'	S67°59'57"E	33.30'	C37	6°51'14"	630.00'	75.36'	N24°06'31"E	75.32'
C13	11°52'34"	600.00'	124.37'	S72°01'45"E	124.14'	C38	83°32'56"	25.00'	36.46'	N62°27'22"E	33.31'
C14	12°03'45"	470.00'	98.95'	S6°26'38"W	98.77'	C39	14°12'56"	530.00'	131.50'	S82°52'38"E	131.16'
C15	9°52'09"	470.00'	80.96'	S17°24'34"W	80.86'	C40	87°12'58"	25.00'	38.06'	N32°33'53"W	34.49'
C16	7°40'23"	530.00'	70.98'	S18°30'27"W	70.92'	C41	13°48'43"	470.00'	113.30'	N83°04'44"W	113.03'
C17	7°59'13"	530.00'	73.88'	S10°40'39"W	73.82'	C42	8°30'42"	630.00'	93.59'	N6°47'15"E	93.50'
C18	6°40'08"	530.00'	61.69'	S3°20'59"W	61.65'	C43	2°30'59"	630.00'	27.67'	N11°16'24"E	27.67'
C19	0°19'40"	570.00'	3.26'	S01°04'44"W	3.26'	C44	3°44'23"	470.00'	30.68'	N1°53'06"E	30.67'
C20	8°51'32"	570.00'	88.13'	S4°46'20"W	88.04'	C45	10°06'00"	470.00'	82.85'	N8°48'17"E	82.74'
C21	8°57'50"	25.00'	3.91'	S13°41'01"W	3.91'	C46	8°29'21"	470.00'	69.64'	N18°05'58"E	69.57'
C22	102°13'51"	25.00'	44.61'	S60°19'02"W	38.92'	C47	6°57'47"	530.00'	64.41'	N18°51'45"E	64.37'
C23	57°27'22"	25.00'	25.07'	S82°42'17"W	24.03'	C48	7°38'30"	530.00'	70.69'	N11°33'37"E	70.63'
C24	9°24'01"	630.00'	103.36'	N73°16'02"W	103.24'	C49	7°38'33"	530.00'	70.70'	S3°55'06"W	70.64'
C25	1°36'37"	630.00'	17.71'	S77°09'44"E	17.71'						

FINAL PLAT

APPROVED BY *Waukees City Council*

DATE 7/10/17

SIGNED *Michael D. Lee*

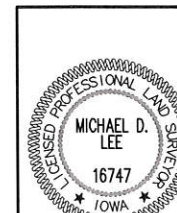
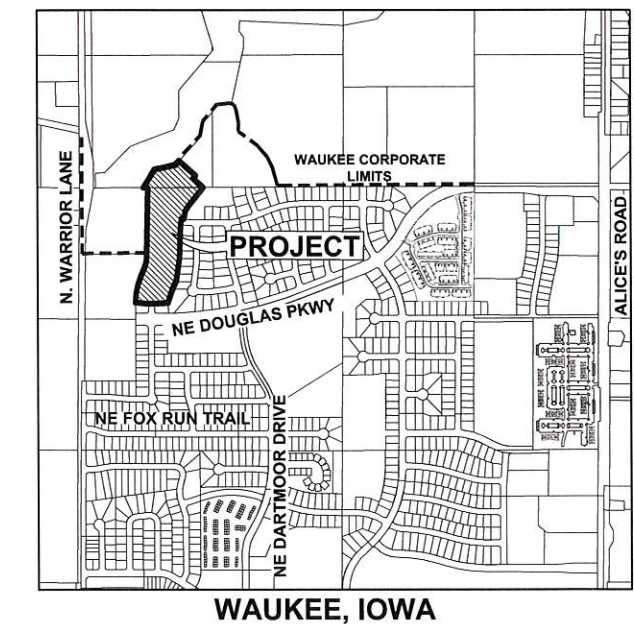
AREA SUMMARY:

NW1/4 NW1/4 SEC 27-79-26 = 427,181 SF
SW1/4 SW1/4 SEC 22-79-26 = 86,146 SF
TOTAL = 513,327 SF

NOTE

- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS. SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- PARKLAND DEDICATION REQUIREMENTS FOR FOX CREEK ESTATES PLAT 9 WERE SATISFIED WITH FOX CREEK ESTATES PLAT 4.
- OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z' SHALL BE TIED TO LOTS 15, 16, AND 17 RESPECTIVELY.
- STREET LOT A SHALL BE DEDICATED TO THE CITY OF WAUKEE.

VICINITY MAP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 7-10-17
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

DATE	REVISIONS
05/17/17	FIRST SUBMITTAL
03/20/17	SECOND SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



FOX CREEK ESTATES PLAT 9
FINAL PLAT

INDEX LEGEND
LOCATION: PT PARCEL '17-4'
S1/2 SW1/4 SEC 22-79-26
PLAT OF SURVEY BK 2016 PG 1983
AND
PT NW1/4 NW1/4 SEC 27-79-26
WAUKEE, IOWA

REQUESTOR: TCB INVESTMENTS, LLC
PROPRIETOR: WAUKEE LOTS, LLC
SURVEYOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA. 50111
PH: 515-369-4400

PARCEL 'BB'
S1/2 SW1/4 SEC 22-79-26
BK 2013 PG 22-2091
OWNER: CITY OF CLIVE

NW1/4 NW1/4 SEC 27-79-26
OWNER: JOHN & BRENDA CURRIER
ZONING: AG

OUTLOT 'X' 2170 SF
OUTLOT 'Y' 2386 SF
OUTLOT 'Z' 970 SF

PT PARCEL '17-4'
S1/2 SW1/4 SEC 22-79-26
PLAT OF SURVEY BK 2016 PG 1983
OWNER: WAUKEE LOTS, LLC
ZONING: R-2

LOT 17 13264 SF
LOT 16 15817 SF
LOT 15 20728 SF
LOT 14 26113 SF
LOT 13 24975 SF
LOT 12 24238 SF
LOT 11 16978 SF
LOT 10 10146 SF
LOT 9 9750 SF
LOT 8 9750 SF
LOT 7 9826 SF
LOT 6 9334 SF
LOT 5 9962 SF
LOT 4 9738 SF
LOT 3 10139 SF
LOT 2 10232 SF
LOT 1 10235 SF

LOT 23 12989 SF
LOT 24 10888 SF
LOT 25 10920 SF
LOT 26 10911 SF
LOT 27 11428 SF
LOT 28 11571 SF
LOT 29 12756 SF
LOT 30 12157 SF
LOT 31 12392 SF
LOT 32 12163 SF
LOT 33 ADIL & HASNIA BEGIC
ZONING: R-2
LOT 34 WILLIAM BOWEN
ZONING: R-2

LOT 26 KEVIN & COLLEEN STROHMAIER
ZONING: R-2
LOT 27 JAMES F. HALE REVOCABLE TRUST
ZONING: R-2
LOT 28 MICHAEL & KELLY TURPIN
ZONING: R-2
LOT 29 JEREMY & KRISTIN TRUDEAU
ZONING: R-2
LOT 30 KIRAN KUMAR & NEELIMA PATHURU
ZONING: R-2
LOT 31 VANSI KRISHNA & SANGEETHA LAKSHMI MUKKAVILLI
ZONING: R-2
LOT 32 TRENTON & DENESE MCCREW
ZONING: R-2
LOT 33 ADIL & HASNIA BEGIC
ZONING: R-2
LOT 34 WILLIAM BOWEN
ZONING: R-2

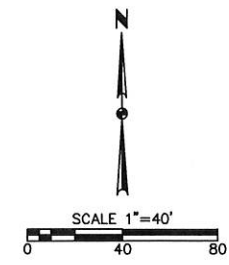
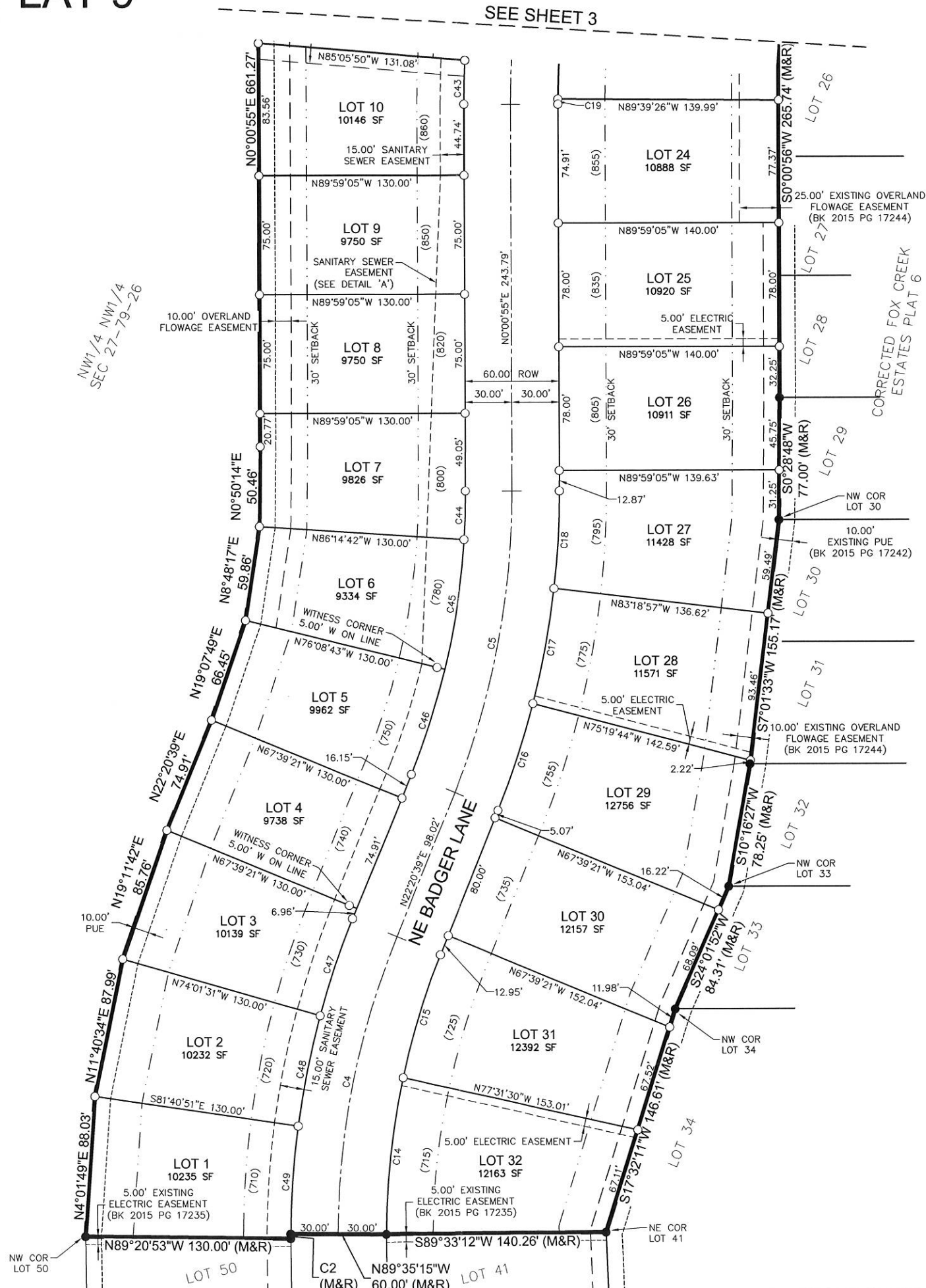
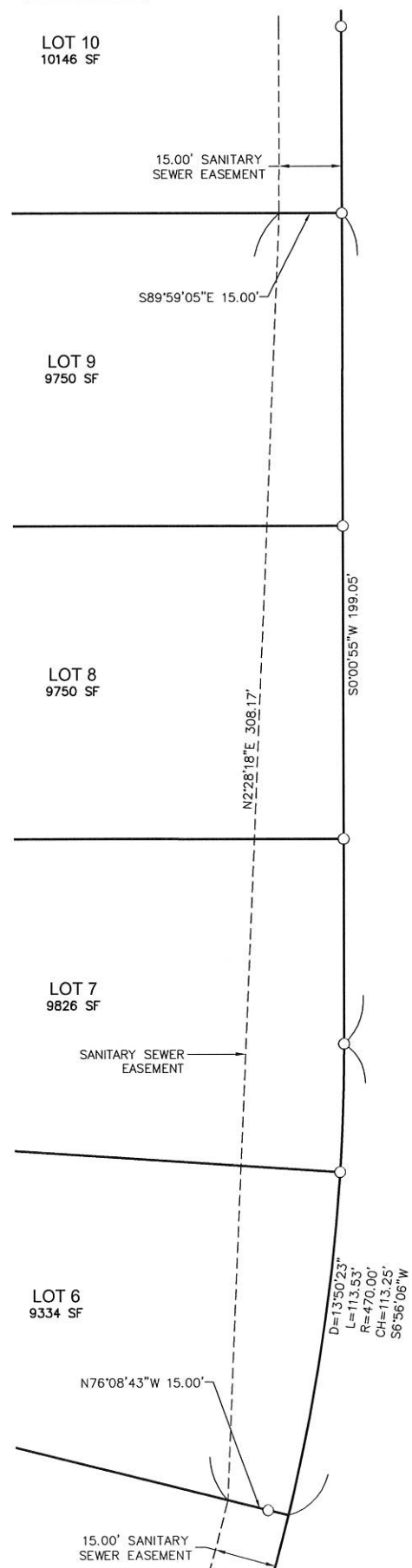
TOP FARMS LLLP
ZONING: C-1A
CORRECTED FOX CREEK ESTATES PLAT 6

FILE: H:\2016\1605226\DWG\1605226-FINAL PLAT.DWG
DATE PLOTTED: 7/10/2017 10:41 AM

FOX CREEK ESTATES PLAT 9

FINAL PLAT

DETAIL 'A'



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	

FILE: H:\2016\1605226\DWG\1605226-FINAL PLAT.DWG
DATE PLOTTED: 7/30/2017 10:10 AM
DATE: 7/7/17

DATE	05/17/17
REVISIONS	
SECOND SUBMITTAL	03/20/17
FIRST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
ENGINEER: _____

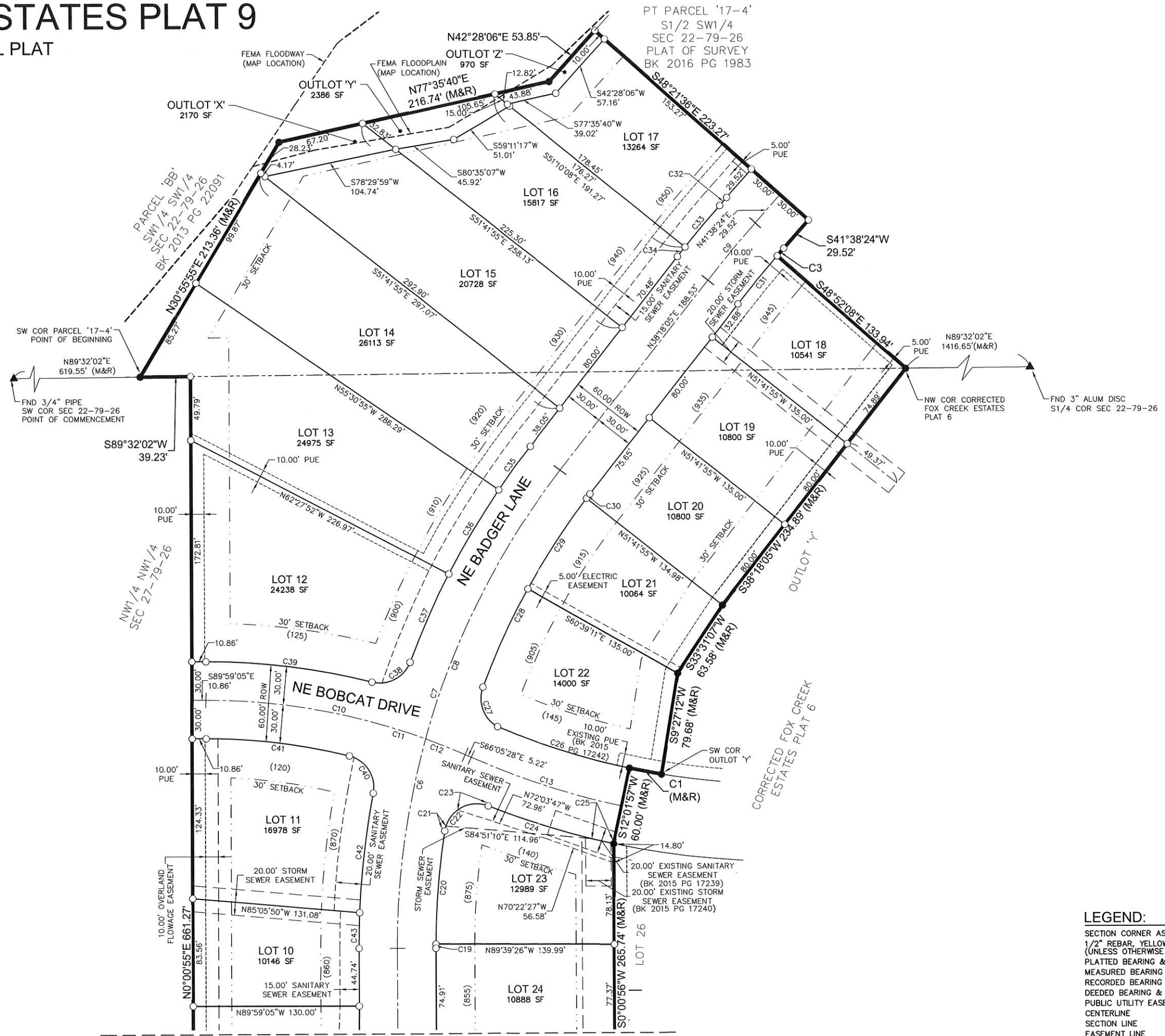
FOX CREEK ESTATES PLAT 9
FINAL PLAT

WALUKEE, IOWA

1605.226

FOX CREEK ESTATES PLAT 9

FINAL PLAT



SEE SHEET 2

FILE: H:\2016\1605226.DWG\1605226-FINAL PLAT.DWG
 DATE PLOTTED: 7/10/2017 10:11 AM

DATE	05/17/17
REVISIONS	
SECOND SUBMITTAL	03/20/17
FIRST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CIVIL DESIGN ADVANTAGE
 ENGINEER: WAUKEE, IOWA

FOX CREEK ESTATES PLAT 9

FINAL PLAT

3 / 3

1605.226